

मंजूर शिस्त योजना

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम
१९६६ चे कलम १५४ अन्वये निदेश.
तिनेमा गृहाच्या पुनःरचनेबाबत.

महाराष्ट्र शासन
नगर विकास विभाग

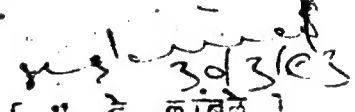
शासन निर्णय क्रमांक: टिपीएन२०९१/३४७/प्र. क्र. ३२/नवि-१३

मंत्रालय, मुंबई ४०००३२

दिनांक:- ३० मार्च, १९९३.

शासन निर्णय :- सोबतची शासकीय अधिसूचना महाराष्ट्र शासनाच्या
राजपत्रात प्रसिध्द करावी.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांवाने.


[म. दे. कांबेकर]

अथर तय्यि

प्रति,

सर्व विभागीय आयुक्त,

सर्व महानगरपालिका आयुक्त,

संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे

सर्व जिल्हाधिकारी

सर्व उप संचालक, नगररचना

सर्व सहाय्यक संचालक, नगर रचना

महसुल व वन विभाग, मंत्रालय, मुंबई

सर्व मुख्याधिकारी, नगरपरिषद

व्यवस्थापक, घेरवडा कारागृह, मुद्रपालय, पुणे

[त्यांना विनंती करण्यांत येते की, सोबतची शासकीय
अधिसूचना महाराष्ट्र शासनाच्या राजपत्राच्या भाग-१, पुणे विभाग, पुणे
पुरवणीमध्ये प्रसिध्द करून त्याच्या ४०० प्रती ह्या विभागात
सर्व संबंधितांना उपलब्ध करून देण्यासाठी व १० प्रती संचालक, नगर रचना,
महाराष्ट्र राज्य, पुणे यांना पाठवाव्यात.]

NOTIFICATION

Urban Development Department
Mantralaya, Bombay-400 032.

Date : 30th March 1993.

Maharashtra
Regional &
Town Planning
Act, 1966.

No.TPS 2091/347/CR-32/UE-13 .- Whereas the advent of technology and other economic factors have led to decrease in the occupancy of seats in cinemahouses resulting in difficulties in maintaining these especially large-capacity cinematheatres in general.

And whereas the lands in large Cities have acquired enormous value, and it is not proper to continue to put the lands to such unprofitable uses.

Whereas the owners of cinemahouses desire to convert these lands and the built-up property to optimum uses.

Whereas it is necessary to ensure that the cinema industry continues to benefit by retaining some cinema houses lest it suffers for lack of any cinema-house at all.

And whereas it is necessary that a uniform policy is adopted and also keeping in mind the needs of that section of the population which requires this type of recreation by attendance at the cinema-houses ;

Now, therefore, in exercise of the powers conferred under sub-section (1) of section 154 of the Maharashtra Regional & Town Planning Act, 1966, the Government of Maharashtra is hereby pleased to issue to all the Planning Authorities from the State the following direction in the form policy guidelines for the area falling out side Greater Bombay ;

Where there is an existing reservation or designation in the Development Plan, sanctioned or draft, for Cinema or cinematheatre, or cinemahouse, or talkies or by whatever name reserved or designated, in areas outside Greater Bombay, but in cities/towns having a population less than 2.5 lakhs according to 1991 census, and in cities/towns which are not constituted as Municipal Corporations, the redevelopment of the plot, and use of the property, for other permissible commercial or residential purpose may be allowed by the Planning Authority ;

Wherever permission is sought to retain the cinema user alongwith other uses, necessary precautions may be taken by the Planning Authority to ensure public safety, convenience and health in an effective manner.

In Corporation cities/towns, (excluding Greater Bombay) and in towns having a population of more than 2.5 lakhs according to 1991 census, the plot/lands where there is existing cinematheatres, redevelopment of the plot shall be allowed subject to the condition that at least 1/3rd of the existing seats shall be retained, which shall not be below 150 seats, on redevelopment, subject to the following :

USERS PERMITTED :

Residential user may be permitted provided redevelopment conforms to the measures including any special measures prescribed by the Municipal Commissioner or Chief Officer of the Municipal Council in regard to Fire Prevention, Protection and Safety; Means of escape in the case of an emergency provided to the satisfaction of the Municipal Authority.

Effective vertical separation against the spread of fire between cinema and residential development

Separate entry and exist shall be provided for the residential user :

and, Parking requirements as prescribed for each type of user shall have to be provided

FLOOR SPACE INDEX :

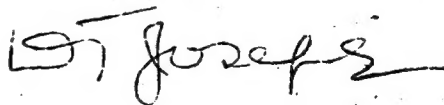
On redevelopment, the FSI shall be as otherwise admissible for the permissible users under the Development Control Regulations.

All other provisions in the Development Control Regulations will be applicable in these cases.

In the event of any dispute arising about the interpretation of these provisions regarding this directive, it shall be referred to the State Government in Urban Development Department and its decision shall be final.

This directive shall come into effect from 1st April 1993, and shall remain in force till it is replaced by suitable provisions in the Development Control Regulations by a minor modification under Section 37 of the Maharashtra Regional & Town Planning Act, 1966, where considered necessary.

By order and in the name of the Governor of
Maharashtra,



D. T. JOSEPH,
Secretary to Government.